

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
FOSTERS RIDGE COMMUNITY ASSOCIATION, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE FOR THE ASSOCIATION, RECORDED UNDER DOCUMENT NO. 2015049746 IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AMENDED.

The undersigned, being an officer of Fosters Ridge Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Fosters Ridge
2. The name of the association: Fosters Ridge Community Association, Inc., a Texas non-profit corporation (the "Association").
3. The recording data for the subdivision: That certain real property as more particularly described on Exhibit "A" to that certain Fosters Ridge Master Covenant, recorded as Document No. 2015046313, in the Official Public Records of Montgomery County, Texas (the "Covenant"), portions of the same are made subject to the Covenant by the recording of one or more Notices of Applicability, as such term is defined in the Covenant.
4. The recording data for the Covenant and any amendments to the Covenant.  
See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Fosters Ridge Community Association, Inc., c/o Inframark, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449, Attn: Kristen Pond.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Inframark
Mailing Address:	2002 West Grand Parkway North, Suite 100, Katy, Texas 77449
Attn:	Kristen Pond
Telephone Number:	346-305-8533
Email Address:	<u>Kristen.Pond@inframark.com</u>
7. Website to access the Association's dedicatory instruments: <https://inframarkims.com>
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment: An amount equal to the annual Regular  
Assessment for the current fiscal year

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Transfer Fee: \$225..00

Resale Certificate Fee: \$250.00

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 9 day of February, 2024.

FOSTERS RIDGE COMMUNITY ASSOCIATION, INC., a  
Texas non-profit corporation

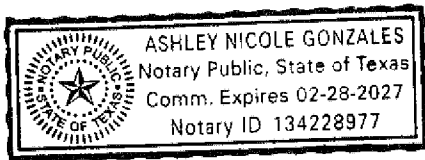
By: Amber MacLellan  
Name: Amber macLellan  
Title: Board member

THE STATE OF TEXAS       §  
  §  
COUNTY OF Montgomery   §

This instrument was acknowledged before me on 9 day of February, 2024, by  
Amber MacLellan, the Board Member of Fosters Ridge Community Association, Inc., a Texas non-profit  
corporation, on behalf of said non-profit corporation.

[SEAL]

Ashley Gonzales  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead, PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

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## ATTACHMENT 1

1. Fosters Ridge Master Covenant recorded under Document No. 2015046313, Official Public Records of Montgomery County, Texas.
2. Fosters Ridge Community Manual recorded under Document No. 2015048483, Official Public Records of Montgomery County, Texas.
  - a. Fosters Ridge Supplement Community Manual, recorded under Document No. 2017065494, Official Public Records of Montgomery County, Texas.
  - b. Fosters Ridge Supplement Community Manual, recorded under Document No. 2022059639, Official Public Records of Montgomery County, Texas.
  - c. Fosters Ridge Third Supplement to Community Manual, recorded under Document No. 2024034993, Official Public Records of Montgomery County, Texas.
3. Fosters Ridge Development Area Declaration [Residential] recorded under Document No. 2015047145, Official Public Records of Montgomery County, Texas.
  - a. Fosters Ridge First Amendment to Development Area Declaration [Residential], recorded under Document No. 2015090131, Official Public Records of Montgomery County, Texas.
  - b. Fosters Ridge Second Amendment to Development Area Declaration [Residential], recorded under Document No. 2016001311, Official Public Records of Montgomery County, Texas.
  - c. Fosters Ridge Third Amendment to Development Area Declaration [Residential], recorded under Document No. 2017065479, Official Public Records of Montgomery County, Texas.
4. Fosters Ridge Development Area Declaration [Section 9 – 55 and Over], recorded under Document No. 2017065488, Official Public Records of Montgomery County, Texas.
5. Fosters Ridge Adoption of Working Capital Assessment recorded under Document No. 2015048479, Official Public Records of Montgomery County, Texas.
6. Fosters Ridge Notice of Applicability [Phases 1, 2, 3 and 4] recorded under Document No. 2015047926, Official Public Records of Montgomery County, Texas.
7. Fosters Ridge Notice of Applicability [Section 9 – 55 and Over] recorded under Document No. 2017065495, Official Public Records of Montgomery County, Texas.
  - a. Non-Material Correction Instrument – Fosters Ridge NOA [Section 9 – 55 and Over], recorded under Document No. 2017068541, Official Public Records of Montgomery County, Texas.

## ATTACHMENT 1

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8. Fosters Ridge Notice of Applicability [Sections 5, 6, 7, 7A, and 8] recorded under Document No. 2017110075, Official Public Records of Montgomery County, Texas.
9. Fosters Ridge Notice of Applicability [Section 12] recorded under Document No. 2018056174, Official Public Records of Montgomery County, Texas.
10. Fosters Ridge Notice of Applicability [Section 14] recorded under Document No. 2018109713, Official Public Records of Montgomery County, Texas.
11. Fosters Ridge Notice of Applicability [Section 11], recorded under Document No. 2018109709, Official Public Records of Montgomery County, Texas.
12. Fosters Ridge Notice of Applicability [Section 13], recorded under Document No. 2020003686, Official Public Records of Montgomery County, Texas.

ATTACHMENT 1

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
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**E-FILED FOR RECORD**

04/17/2024 10:38AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**04/17/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas